

EVERGREEN CEMETERY EXPANSION PLAN

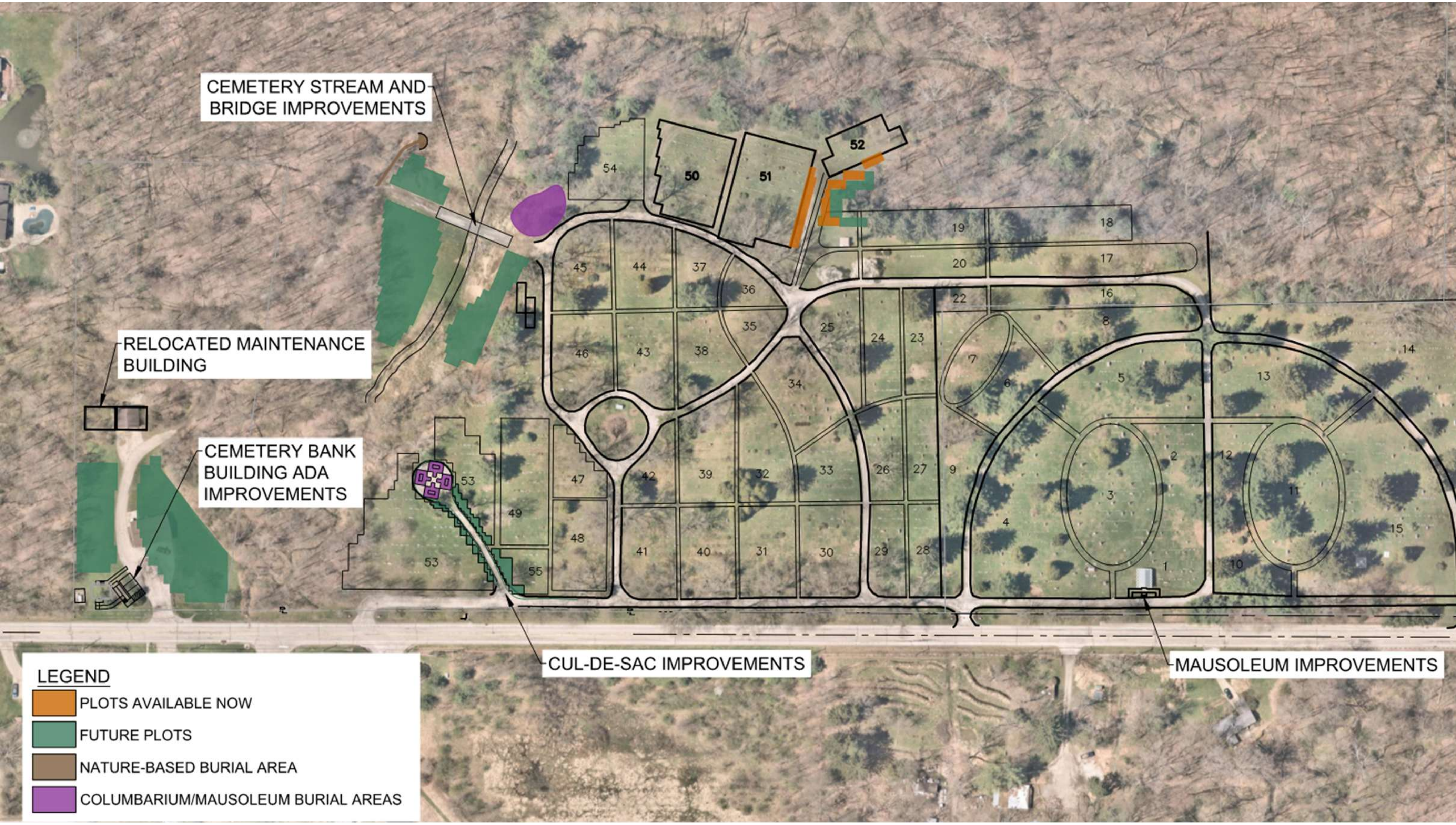
THE VILLAGE OF CHAGRIN FALLS

JANUARY 30TH 2025

CEMETERY EXPANSION NEEDS & GOALS

- CREATE BURIAL AREAS
- NECESSARY CULVERT REPLACEMENT
- MAINTAIN VILLAGE VALUES & AESTHETICS



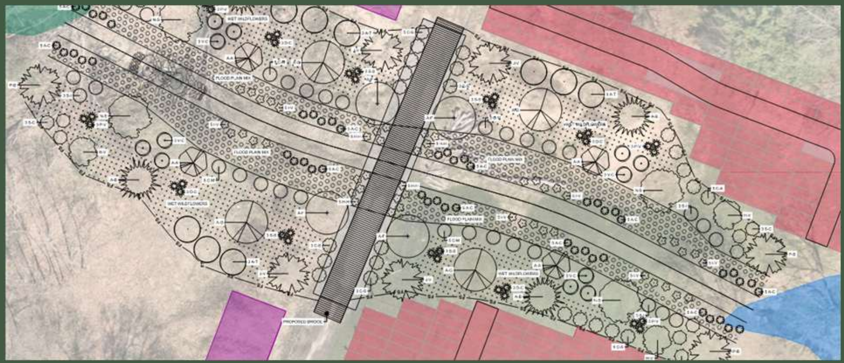

CEMETERY STREAM AND BRIDGE IMPROVEMENTS
RELOCATED MAINTENANCE BUILDING
CEMETERY BANK BUILDING ADA IMPROVEMENTS
CUL-DE-SAC IMPROVEMENTS
MAUSOLEUM IMPROVEMENTS
LEGEND
PLOTS AVAILABLE NOW
FUTURE PLOTS
NATURE-BASED BURIAL AREA
COLUMBARIUM/MAUSOLEUM BURIAL AREAS

STREAM DAYLIGHTING PROJECT

- Required culvert replacement
- 400 LF of restored stream
- Restored stream channel and floodplain
- 0.5 acres of native plantings
- 1 acre of invasive species treatment
- $201,000 OEPA 319 grant

- Project sign
- Public tour
- Newsletter, fact sheet, press release





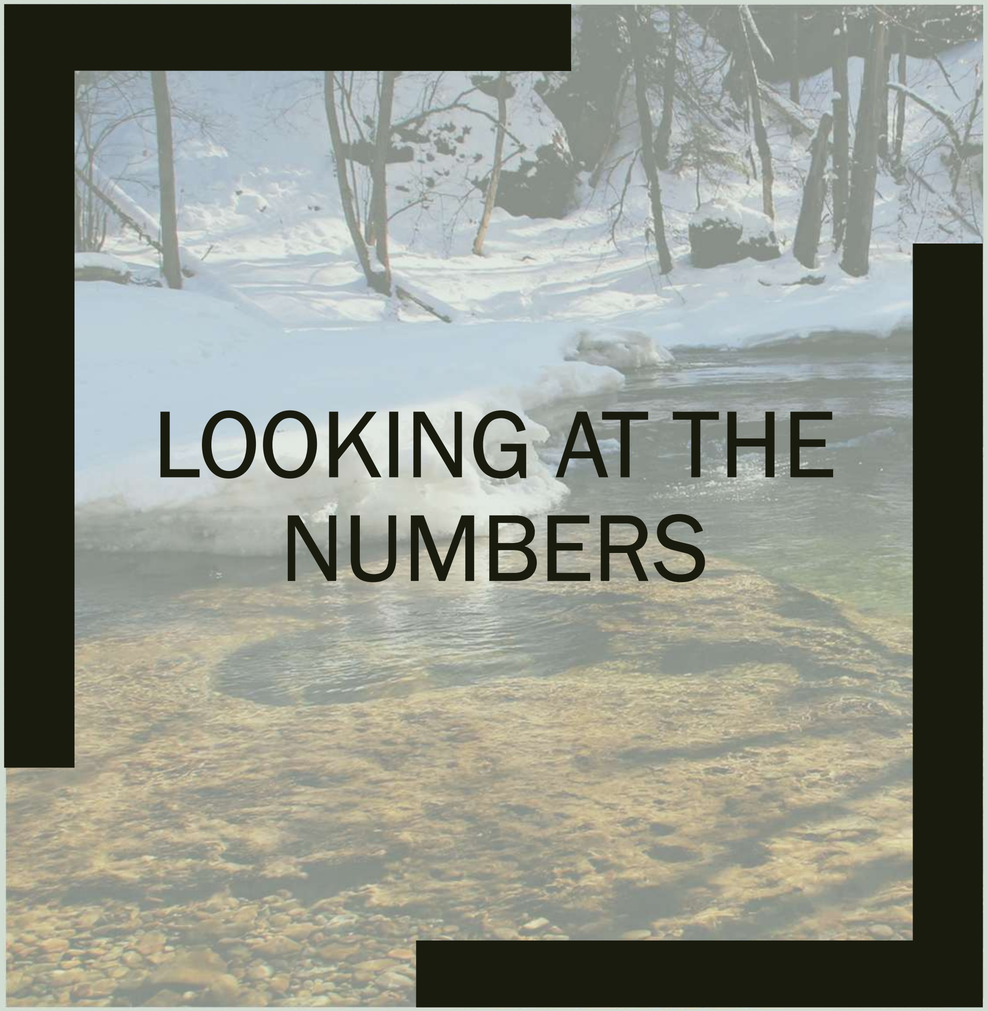






ASSUMPTIONS & ESTIMATIONS

- APPROX. 15 GRAVE PLOTS AND 20 NICHES ARE SOLD YEARLY
- ABOUT 50 BURIALS/YEAR
- LOW, MOST LIKELY AND HIGH RANGE COSTS



LOOKING AT THE NUMBERS

- TODAY:
  - Moratorium on grave sales
  - 91 graves currently available (including new additions to existing cemetery)
  - 58 niches
- INTERMEDIATE (5-10 YEARS):
  - Graves ~310
  - Columbarium Niches ~410
- LONG TERM (10+ YEARS):
  - Graves ~450
  - Columbarium Niches ~295

Total timeframe is approximately 45 years.

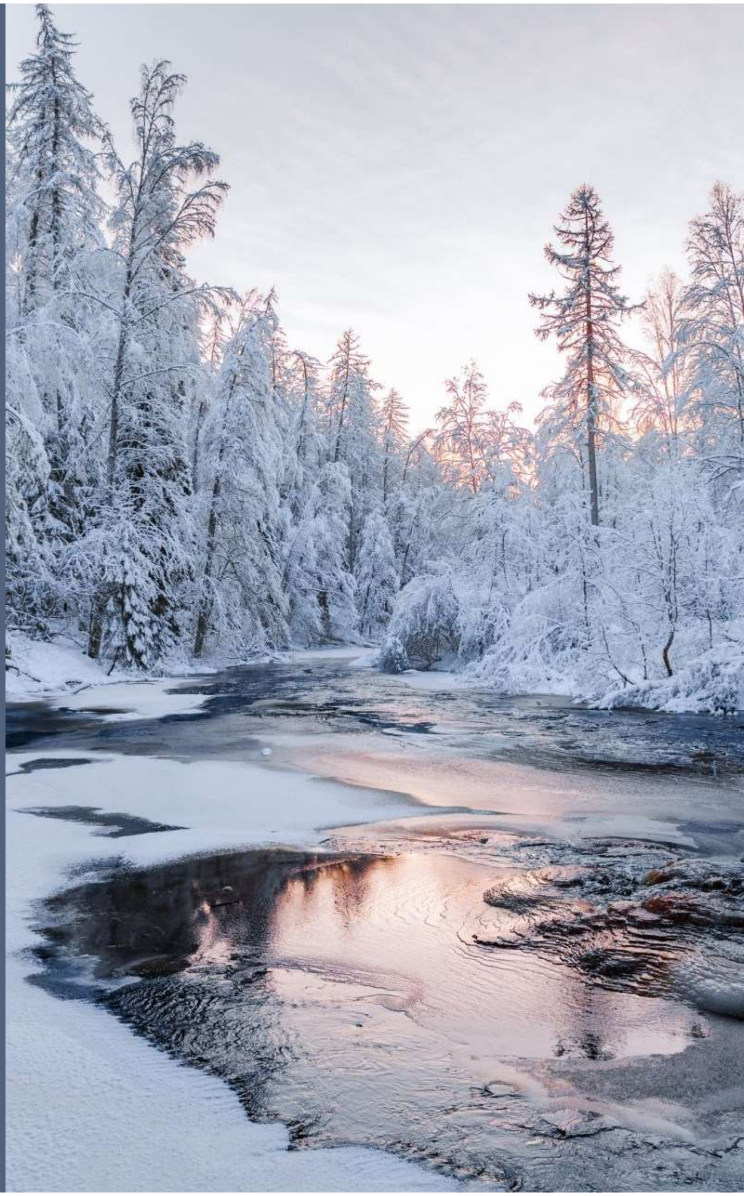
Within that timeframe the most likely revenue generation is $10.38M.

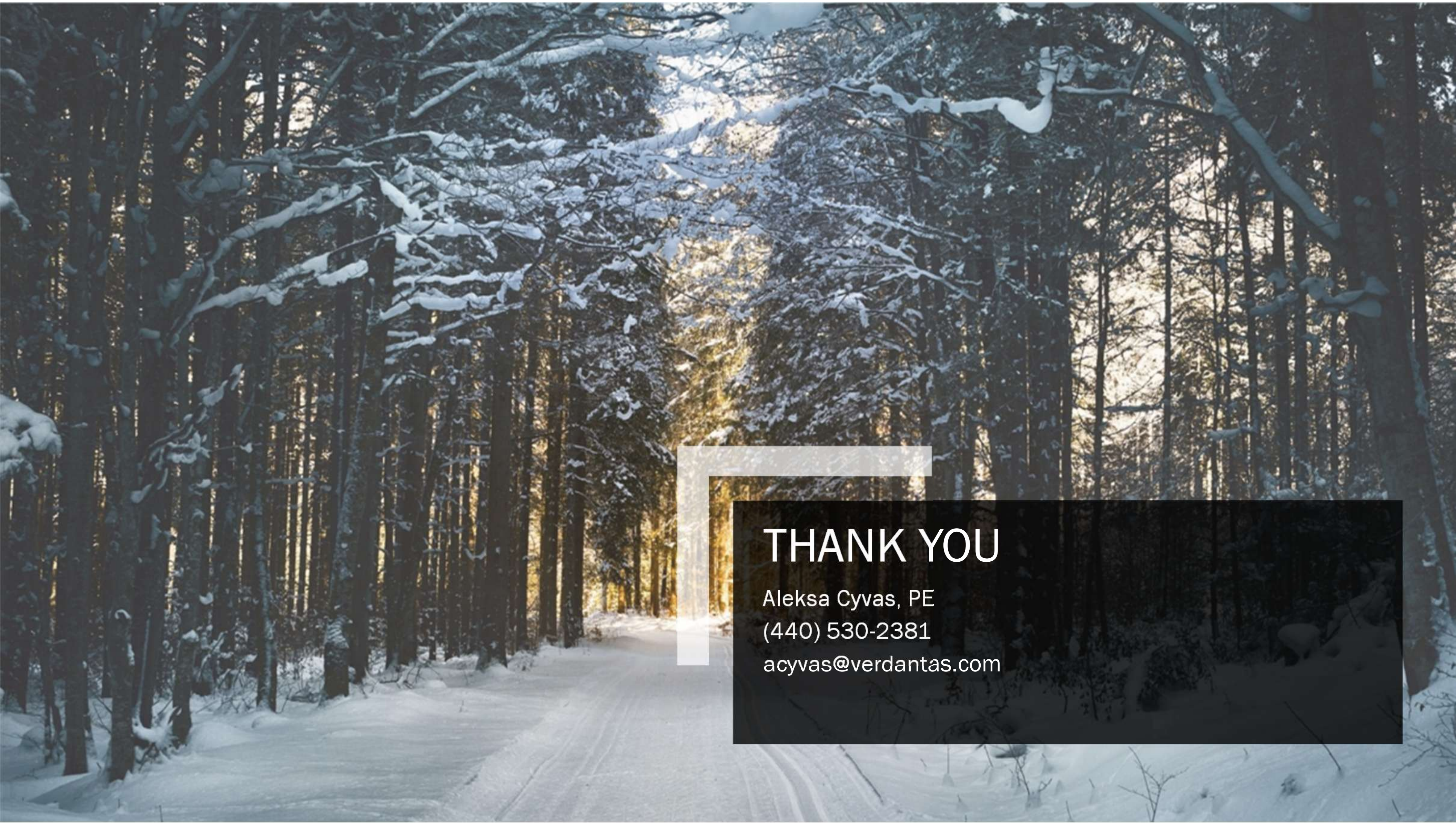
FINAL TIPS & TAKEAWAYS

- GRAVE CREATION
  - ~1,150 new gravesites for sale
  - ~750 new columbarium niches

- STREAM RESTORATION PROJECT
  - Replacement of collapsing culvert
  - OEPA 319 grant money awarded for restoration
  - Project aligns with cemetery values and aesthetics

- Analysis covers the next 45 years of grave sales. Burials will continue beyond that.





THANK YOU

Aleksa Cyvas, PE
(440) 530-2381
acyvas@verdantas.com